

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to Jackson Land Company as Developer of Tract 20804

their heirs and assigns, hereinafter referred to as "Permittee" to use and occupy the following described property.

A portion of the public street right of way of Indiana Avenue, westerly of Pierce Street, adjacent to Lot 2 of the Combination Tract, Book 7, Page 14 of Maps, Riverside County Records as shown by Exhibit "A", attached hereto.

in accordance with the terms hereof.

1. Permittee shall use and occupy the described property only in the manner and for the purposes as follows:

Temporary placement of a construction/sales trailer encroaching into said street right of way, as shown on Exhibit "A", attached hereto.

1a. No signs, banners or other advertising shall be placed in the right of way.

1b. Applicant shall create adequate parking on-site and post Indiana Avenue for "No Parking" adjacent to the tract.

1c. The permit shall automatically terminate upon the close of escrow of the final unit in the Tract or at the end of one year, whichever comes first.

2. Permittee, by acceptance of the benefits hereunder, acknowledges title to the property to be in the City of Riverside and waives any right to contest the validity of the dedication or grant.

3. Permittee acknowledges that the described property is the site of a proposed or planned public improvement and that, accordingly, all rights and privileges of use permitted shall cease and expire upon notice of revocation by the City. Upon the expiration or revocation, Permittee shall, within the time prescribed by the City, remove all improvements or obstructions placed, constructed or maintained by the Permittee. If the Permittee fails to abide by the removal order of the City within the time prescribed, the City shall have the right to remove and destroy the improvements without reimbursement to the Permittee and the cost of such removal shall be paid by the Permittee to the City of Riverside and shall constitute a debt owed to the City of Riverside.

4. Permittee, by acceptance hereof, waives the right of claim, loss, damage or action against the City of Riverside arising out of or resulting from revocation, termination, removal of the improvements or any action of the City of Riverside, its officers, agents or employees taken in accordance with the terms hereof.

5. Finding and determination by the City Council of the City of Riverside that the Permittee, or his heirs and assigns or successors in interest, are in default of the terms hereunder shall be cause for revocation.

6. Permittee herewith agrees to hold the City of Riverside harmless from and against all claims, demands, costs, losses, damages, injuries, action for damages and/or injuries, and liability growing or arising out of or in connection with the construction, encroachment, and/or maintenance to be done by Permittee or his agents, employees or contractors within the described property.

DATED: July 30, 1987

CITY OF RIVERSIDE, a municipal corporation

By At Brown Mayor

Attest _____ City Clerk

The foregoing is accepted by:

Shirley W. Paul
(Signature(s) of Permittee)
PRESIDENT JACKSON LAND CORPORATION

APPROVED AS TO CONTENT

Department Head - Public Works

APPROVED AS TO FORM

John Woodhead
City Attorney

CITY MANAGER APPROVAL

Robert C. [Signature]
City Manager

NOT TO SCALE

3R

PAD = 750.1
FF = 750.6

14

$$D = 749.6$$

$$= 750.1$$

SEE ORIGINAL
GRADING PLAN
FOR LOCATION
OF 50' STATIONS

~~PROPOSED CITY~~
SALES TRAILER

A.C. DIKE

PERMIT AREA

INDIANA AVE. ASPH EXISTING E.P.

END

INDIANA

TRACT 20804

E 1033
EXHIBIT A
SHEET 2 OF 2